

SHOP TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- 2 Car Spaces
- £16,500 pax
- 602 sq. ft / 56 m²

95 Corbets Tey Road, Upminster,
Essex RM14 2AH



Location:

The property is located on the eastern side of Corbets Tey Road in Upminster. It is situated in a bustling retail area, with a variety of shops in the Upminster town centre. The property is conveniently connected to major transport links, such as bus, tube, and overground train services. The Upminster underground station is within walking distance of the property, which is also situated next to local bus stops.

Description:

The property is a ground floor retail unit, which comprises of a main sales floor, storage areas, and staff WC. There are two allocated car park spaces to the rear, and the floor to ceiling glazed frontage is secured with roller security shutters. The approximate floor area of the property is as follows:

Shop Width:	16.76 ft	5.11 m
Shop Depth:	35.30 ft	10.76 m
Sales Area:	495.79 sq. ft	46.06 m ²
Store/Kitchenette:	72.87 sq. ft	6.77 m ²
Internal GIA:	602 sq. ft	56 m²

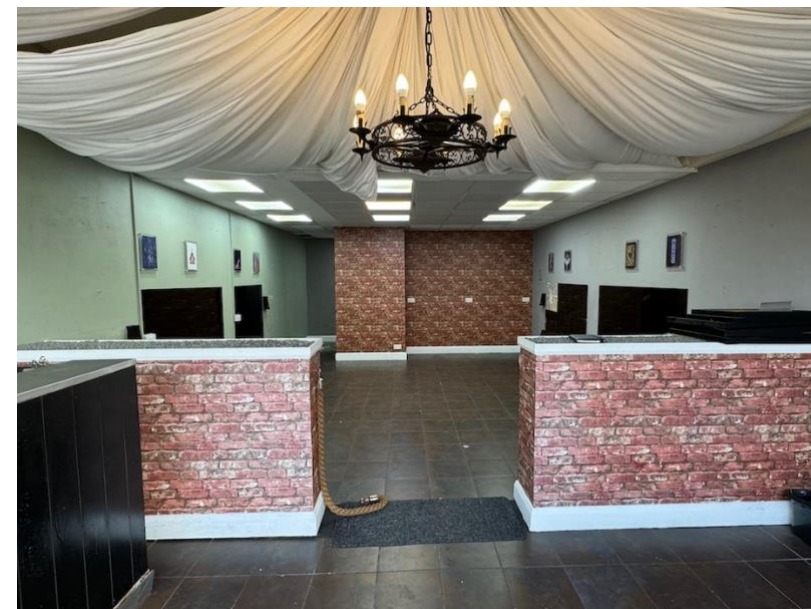
The property is in a highly prominent position and has rear access. It has an E Class use designation, which means it can be used for a variety of purposes.

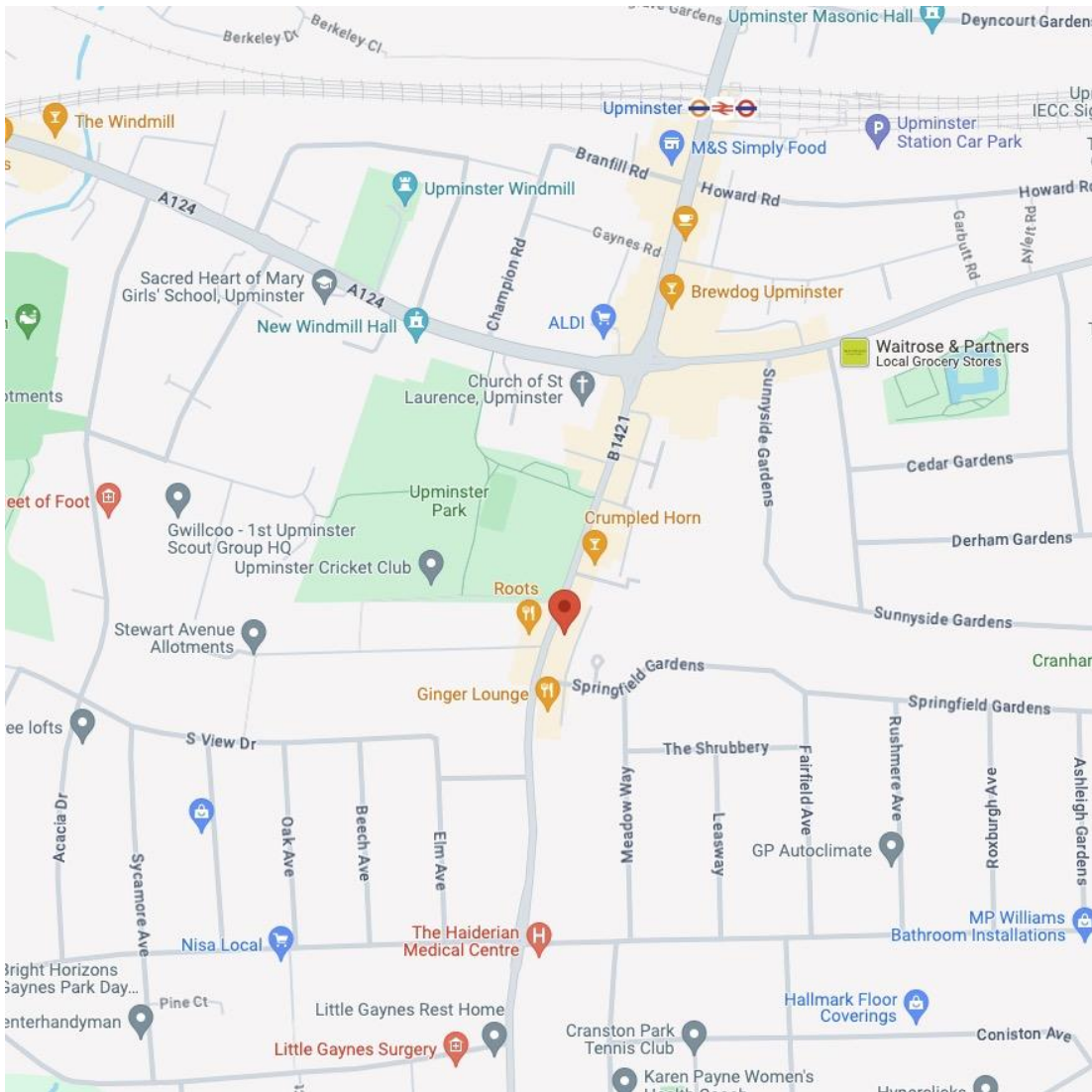
Tenure:

The property is available for lease, subject to agreement outside of Part II of the Landlord and Tenant Act 1954. The lease will be subject to upward only, open market rent reviews.

Rent:

The annual rent for the property is **£16,500**, exclusive of VAT (if applicable).





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

Rateable Value: £15,000

Rates payable: £7,350

(Parties advised to verify with Havering Borough council)

Legal Costs

Each party top pay for their own legal costs

EPC

Available Upon Request

Viewing

Strictly by Appointment
only via sole agents

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